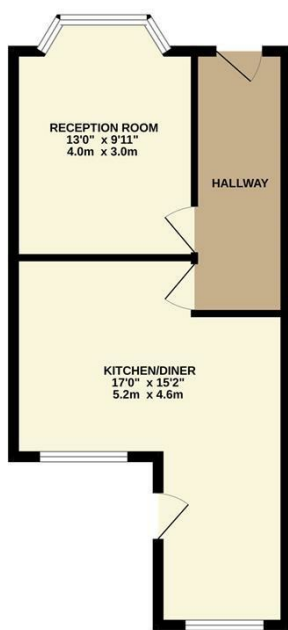




| Four Bedrooms | Reception Room | Fitted Kitchen Diner | First Floor Bathroom | Second Floor Shower Room | Off Street Parking | 50ft Garden | Well Maintained Through Out | Close to Chingford Mount | Walking Distance to Chase Lane School |



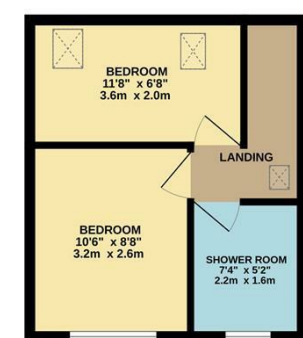
GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



2ND FLOOR
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

Hall Lane, Chingford, E4 8EU
£575,000 Freehold



To view call **020 8524 0000**
Email southchingford@churchill-estates.co.uk

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Situated within easy reach of Chingford Mount with its shopping and transport amenities is this much improved and extended Four Bedroom Mid terrace house that has been well maintained through out by its current owner. The property is also in close proximity to Chase Lane School and Park as well as the A406/M11 transport links.

To the Ground Floor of the house we have a Reception Room with Bay Window to Front, Fitted Kitchen Diner with access to the Rear Garden. Moving up to the First Floor we have Two Bedrooms and a Family Bathroom and then stairs up to the Second Floor which comprises of a further Two Bedrooms and a Shower Room.

Externally we have a Rear Garden of approx 50ft with Patio area and to the Front of the property we have Off Street Parking. An Early Internal viewing is advised to appreciate the condition and location of the property.

